



SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2025, which constitutes a lien, but are not yet due and payable until October 1, 2026.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 101, Page 79; Deed Book 126, Page 174; Deed Book 151, Page 96, in Probate Office in the Probate Office of Shelby County, Alabama.
3. Right of way granted to Shelby County by instrument recorded in Deed Book 126, Page 163 in the Probate Office of Shelby County, Alabama.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 098, Page 723 in the Probate Office of Shelby County, Alabama.

**\$695,000.00 of the purchase price/consideration recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.**

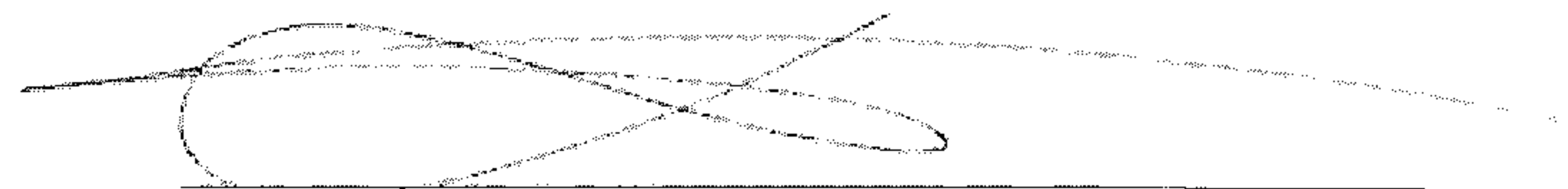
TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal, this 29 day of December, 2025.

**SEE ATTACHED SIGNATURE PAGES**

R & S Sapp Enterprises, L.L.C

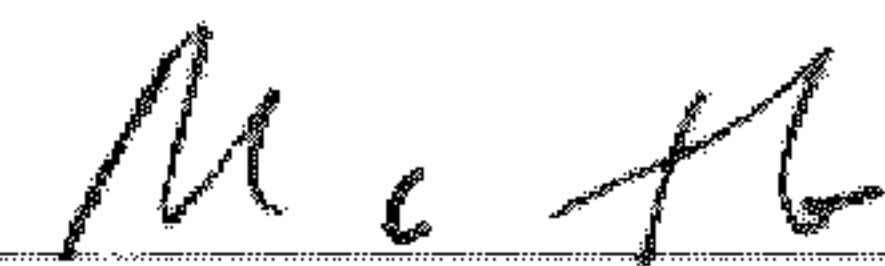


By: Robert M. Sapp  
Its: Manager  
**GRANTOR**

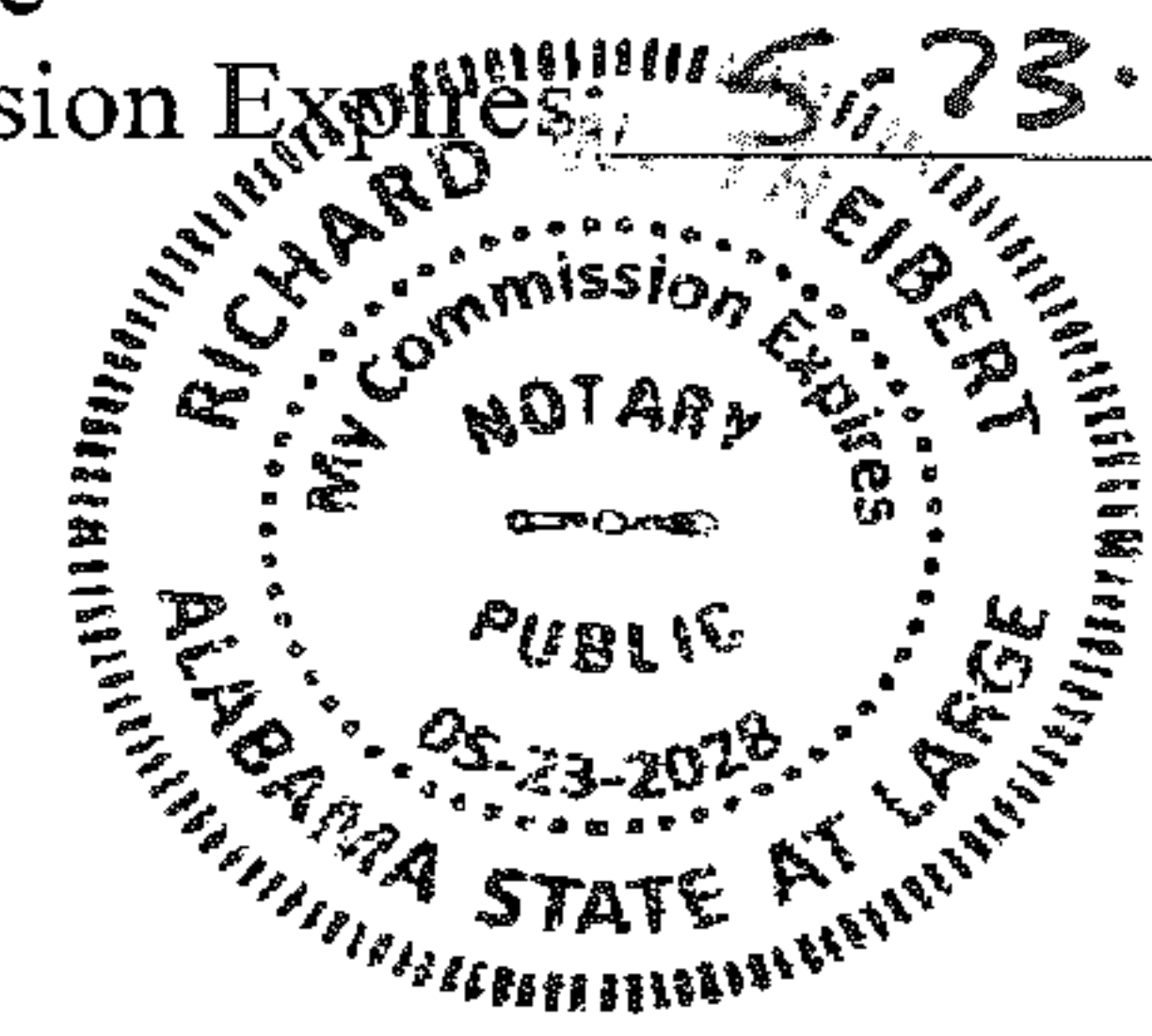
STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robert M. Sapp, whose name as Manager of R & S Sapp Enterprises, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he, as such manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 29 day of December, 2025.



Notary Public  
My Commission Expires: 5-23-28



R & S Sapp Enterprises, L.L.C

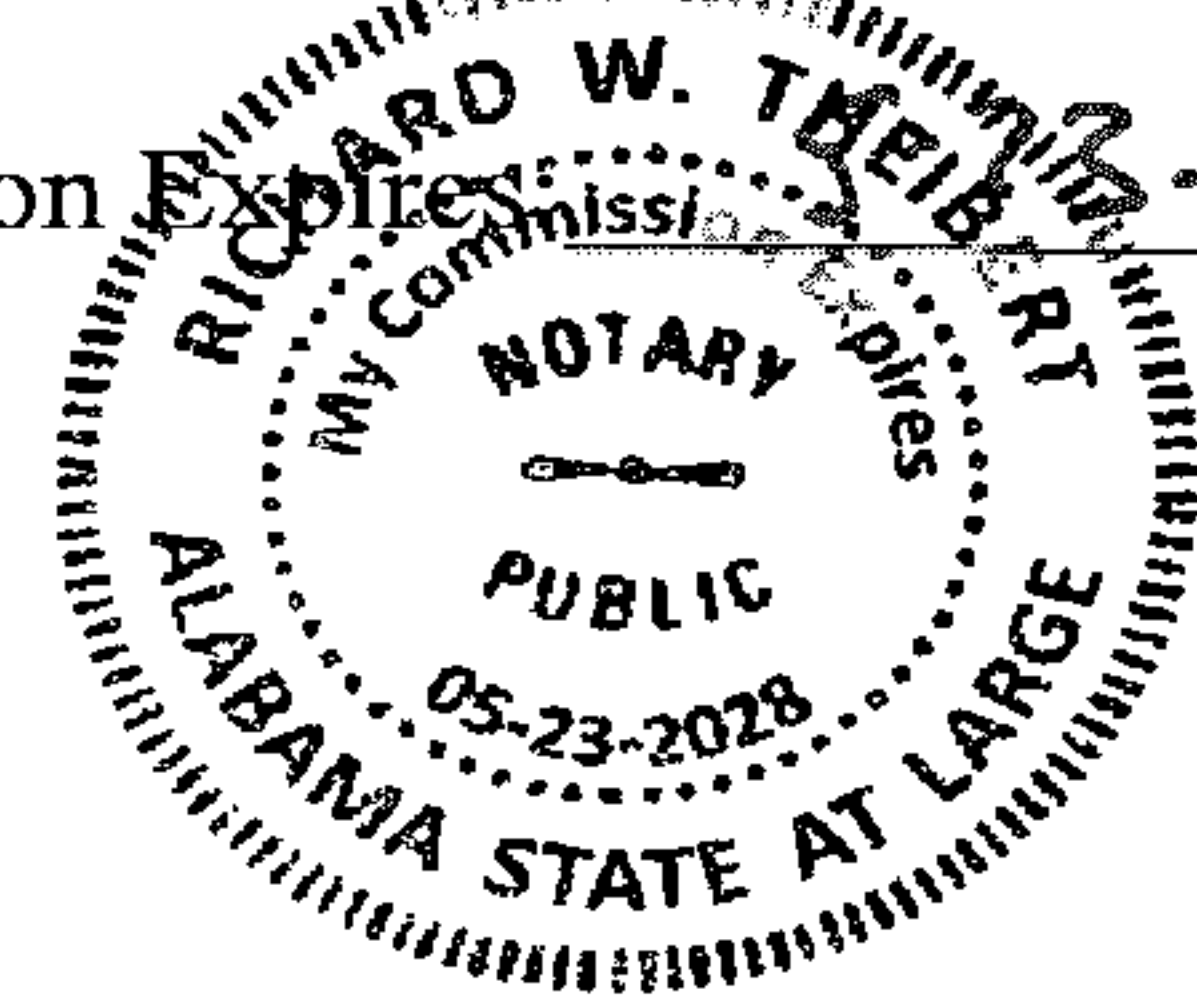
*Susan Sapp*  
By: *Susan Sapp*  
Its: *Member*  
**GRANTOR**

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that *Susan Sapp*, whose name as *Member* of R & S Sapp Enterprises, L.L.C., an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, ~~he~~/she, as such *Member* and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this *29* day of December, 2025.

*M. H.*  
Notary Public  
My Commission Expires *05-23-2028*



American Land Title Association

Commitment for Title Insurance  
2021 v. 01.00 (07-01-2021)

**EXHIBIT "A"**

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Commence at the SE Corner of the NW 1/4 of the NW 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama; thence N88°48'45"W a distance of 117.56'; thence N01°06'23"W a distance of 869.81' to the POINT OF BEGINNING; thence N89°54'43"W a distance of 50.12'; thence N01°03'41"W a distance of 99.76'; thence S89°51'24"E a distance of 282.65' to the Westerly R.O. W. line of Alabama Highway 119; thence S04°49'25"E and along said R.O.W. line a distance of 99.83'; thence N89°54'43"W and leaving said R.O.W. line a distance of 239.07' to the POINT OF BEGINNING. Said Parcel containing 0.65 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2026 08:44:23 AM  
\$140.00 KELSEY  
20260107000004680

*Allen S. Bayl*

*This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

